

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Majestic Screw-Bolt Co., an Illinois corporation, having its principal office in Cook County of Cook and State of Illinois, for and in consideration

of the sum of TEN AND NO/100 Dollars (\$10.00*)

and pursuant to authority given by the Board of Directors of said Corporation in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey

and Warrants unto NATIONAL BANK OF CHICAGO, a national banking association whose address is 39 North Michigan Avenue Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of September 19 85, and known as Trust Number 4407

the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto.

Permanent Index No. 14-31-212-006

Property Address: 2160 N. Ashland Chicago, IL 60614

This document prepared by: Benjamin D. Steiner Katz Randall & Weinberg 200 N. LaSalle Street Suite 2300 Chicago, IL 60601 (312) 807-3800

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth

Full power and authority is hereby granted to said Trustee to manage, protect and subdivide said real estate or any part thereof to dedicate paths, streets, highways or alleys to vacate any subdivision or part thereof and to reestablish said real estate as desired to contract to sell to grant options to purchase to sell on any terms to convey either with or without reservation to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the estate powers and authorities vested in said Trustee to donate to dedicate to mortgage, pledge or otherwise encumber said real estate or any part thereof to lease said real estate or any part thereof from time to time in possession or reversion to lease to commence in present or in future and upon any term and for any period or periods of time not exceeding in the case of any single lease the term of ten years and to renew or extend leases upon any terms and on any period or periods of time and to amend change or modify leases at all terms and provisions thereof at any time or times hereafter to contract to make lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of using the amount of present or future rentals in partition of the real estate said real estate or any part thereof for other real or personal property to grant easements or charges of any kind to release convey or assign any part of the interest in or about or appurtenant to said real estate or any part thereof and deal with said real estate and every part thereof in all other ways and for such other considerations as it should be lawful for any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter

In no case shall any party dealing with said Trustee or any successor in trust in relation to said real estate or to whom said real estate or any part thereof shall be conveyed contracted to be sold leased or mortgaged by said Trustee or any successor in trust be obliged to see to the application of any purchase money rent or money borrowed or advanced on said real estate or to be obliged to see that the terms of this Trust have been complied with or be subject to inquire into the authority, receipt or payment of any part of said Trustee or any successor in trust or to inquire into any of the terms of said Trust Agreement and every deed trust deed mortgage lease or other instrument executed by said Trustee or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person including the Registrar of Titles of said State relying upon or claiming under any such deed trust deed lease or other instrument and that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect and that such conveyance of any instrument was executed in compliance with the trusts conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof and any and binding upon all beneficiaries hereunder and that said Trustee or any successor in trust was duly authorized and empowered to execute and deliver any such deed trust deed lease mortgage or other instrument and is of the conveyance is made to a successor or successors in trust that such conveyance or successions in trust have been properly approved and are fully vested with all the title estate rights powers authorities duties and obligations of its his or their predecessor in trust

This conveyance is made upon the express understanding and conditions that neither said Trustee nor its successors in trust shall incur any personal liability or be subjected to any claim independent of the terms of this Indenture or of any deed trust deed lease mortgage or other instrument executed by said Trustee or any successor in trust in relation to said real estate or to whom said real estate or any part thereof shall be conveyed contracted to be sold leased or mortgaged by said Trustee or any successor in trust and all such liabilities being hereby expressly waived by the contract obligation of the beneficiaries thereof or entered into by the Trustee in connection with said real estate may be enforced against the beneficiaries of the trust and the beneficiaries of the trust shall be deemed to have irrevocably appointed said Trustee or any successor in trust as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract obligation of the beneficiaries thereof except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings profits and proceeds arising from the sale of any other disposition of said real estate and such interest is hereby declared to be personal property and no beneficiary hereunder shall have any title or interest legal or equitable in or to said real estate as such but only as interest in earnings profits and proceeds thereof as aforesaid the intention hereof being to vest in said National Bank of Chicago the entire legal and equitable title to Michigan Avenue for simple in and to all of the real estate above described

If the title in any of the above real estate is now or hereafter registered the Registrar of Titles is hereby directed not to register or file the certificate of title or duplicate thereof or memorial the words in trust or upon condition of "with limitations" or words of similar import in accordance with the statute in such case made and provided

And the said grantor hereby expressly waives and releases any and all right of benefits under and by virtue of any and all laws of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise

In Witness Whereof the grantor, aforesaid by 8 hereunto caused its corporate seal to be hereunto affixed and has caused its name to be signed to those presents by its President and attested to by its Secretary this 16 day of November 19 85

ATTEST: [Signature] MAJESTIC SCREW-BOLT CO. (REAL)

By: [Signature] (REAL) By: [Signature] (REAL)

State of Illinois } County of Cook }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that GERALD L. WOLF, personally known to me to be the President of the Majestic Screw-Bolt Co., and CATHERINE FURTE BRENNWALD, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16 day of November, 1985.

[Signature] Notary Public My Commission Expires Aug. 1, 1989

Michigan Avenue National Bank of Chicago 30 North Michigan Avenue Chicago, IL 60602

For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SEC. 200.1-2 (E-6) OF ILL. CODE, SEC. 200.1-4 (B) OF ILL. CODES TRANSFERROR TAX ORDINANCE. 4/15/86 DATE BUYER, STEINER, REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SEC. 200.1-2 (E-6) OF ILL. CODE, SEC. 200.1-4 (B) OF ILL. CODES TRANSFERROR TAX ORDINANCE. 4/15/86 Date Buyer, Steiner or Representative

219151612

Document Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Return to
340
1975th
1975th

UNOFFICIAL COPY

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Parcel 1:

All that part of Lot seven (7) in Block sixteen (16) in Sheffield's Addition to Chicago lying East of the main right of way of the Chicago and North Western Railroad Company and South of Webster Avenue;

Parcel 2:

That part of Lot six (6) in Block sixteen (16) in Sheffield's Addition to Chicago lying West of the West line of North Ashland Avenue and East of the main right of way of Chicago and North Western Railroad Company (except that part taken for opening Webster Avenue);

Parcel 3:

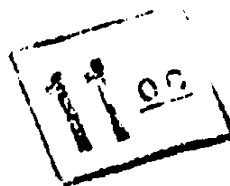
That part of Lot five (5) in Block sixteen (16) in Sheffield's Addition to Chicago lying Easterly of the right of way of Chicago and North Western Railway and West of the West line of North Ashland Avenue;

Parcel 4:

Easement created by that certain deed recorded as document 3025427 over and upon that portion of Lot four (4) in Block sixteen (16) in Sheffield's Addition to Chicago included within a strip of land twenty five (25) feet wide lying on the Easterly side of and adjoining right of way of main line of Railroad of Chicago and North Western Railway Company and extended from Webster Avenue on the South to the North line of said Lot four (4) on the North for use as a private roadway by the owners of Lots four (4) and five (5) in Block sixteen (16) aforesaid, in COOK COUNTY, ILLINOIS.**

86151612

DEPT-01 RECORDING \$11.00
T#3333 TRAN 2875 4/18/84 09:53:00
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EXHIBIT A